

# TRUSTEE SALE

OF  
CLOVER HILL RESIDENCE

AND  
47 + ACRE BUILDING LOT  
(ADJACENT)

Pursuant to a Court Order in Equity Case No. 2578 E in the Circuit Court for Frederick County, Maryland, the undersigned Trustee will offer for sale, the following described real estate on the premises: at 8007 Runnymede Drive, Clover Hill, Frederick, Maryland on  
**TUESDAY, APRIL 26, 1988**

12:00 NOON

ON THE PREMISES

All that lot or parcel of land located in the Tuscarora Election District, 8007 and 8009 Runnymede Drive, Frederick, Maryland, described as follows, that is to say:

PARCEL NO. 1: The improvements known and designated as 8007 Runnymede Drive, in Clover Hill, Frederick, Maryland. The lot contains .70 acre more or less. The improved property consists of three bedrooms and two baths. The bedrooms have a master bedroom included with a full bath off of the master bedroom and another additional full bath. The floor plan also consists of a family room with working fireplace; large kitchen with eat-in area; large living room; and large formal dining room. The interior of the dwelling is well fitted and the construction is above average. The floors are hardwood. The basement is divided into many rooms with an outside entrance. Also, there is a large 2 car brick garage attached to the dwelling. The house is constructed of brick with an approved roof. The house does have a full attic. The house has cable television. The water supply is by a well and it has it's own septic system. The house has central air conditioning. The house consists of approximately 2260 sq. feet of living space, more or less. Being all that lot situated on Runnymede Drive, known and designated as Lot 2, Block 1, Clover Hill, said plat being recorded in Plat Book No. 5, Folio 112, one of the Books for the recording of Plats in the office of the Clerk of the Circuit Court of Frederick County.

PARCEL NO. 2: The unimproved building lot known as 8009 Runnymede Drive consists of .47 acre more or less and is the only unimproved lot available in Clover Hill 1. The lot has PUBLIC WATER AND SEWER SYSTEM. Being all that lot or parcel of land known and designated as Lot No. 3, Block 1, Clover Hill, said plat being recorded in Plat Book No. 6, Folio 99, one of the books for the recording of plats in the office of the Clerk of the Circuit Court for Frederick County.

MANNER OF SALE: Parcel No. 1 offered first, Parcel No. 2 offered second.

TERMS OF SALE: A deposit of Twenty Thousand Dollars (\$20,000.00) on Parcel No. 1 and a deposit of Five Thousand Dollars (\$5,000.00) on Parcel No. 2, in the form of cash, Cashier's or Certified check or Treasurer's check payable to the Trustees. The balance of the purchase price shall be paid within 15 business days of the ratification of the sale by the Circuit Court for Frederick County, Maryland. Taxes & all public charges, if any, to be adjusted to day of sale and assumed by the purchaser(s). All settlement costs, recordation costs, including but not limited to the cost of any title examination required by the purchaser(s), attorney's fees, stamps, transfer taxes and recording charges, shall be paid by the purchaser(s). Conveyance shall be by Trustees' Deed in regular form without warranties expressed or implied. The property herein is being sold subject to all Federal, State, and County Laws and Ordinances which may affect the property and its uses as well as all easements, restrictions, covenants, liens, encumbrances and other matters of record.

The property herein is being sold on an "AS IS" basis and the Trustees make no representations or warranties with regard to the said property.

TIME IS OF THE ESSENCE.

Compliance with the terms of sale shall be made within the time aforesaid, or the deposit shall be forfeited and the property resold at the risk and cost of the defaulting purchaser(s). The Trustees reserve the right to withdraw the property from sale any time, to reject any and all bids and to resolve all disputes.

Information herein deemed reliable but not guaranteed.

For inspection of the property, contact the Auctioneer.

DAVID H. YINGER, JR., Esq.

Trustee

146 W. Patrick Street

Frederick, Maryland 21701

(301) 695-8600

THOMAS C. NIKIRK, Esq.

Trustee

110 North Court Street

Frederick, Maryland 21701

662-1781

DELBERT S. NULL, Auctioneer

145-147 W. Patrick Street

Frederick, Maryland 21701

(301) 662-6161

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ACKNOWLEDGEMENT OF PURCHASE

I (we) do hereby acknowledge that I (we) have purchased the real estate described in the advertisement attached hereto at and for the sum of

Forty Five Thousand Five Hundred Fifty

Dollars \$45,550.00), the sum of FIVE

THOUSAND

Dollars \$5,000.00), having been paid this

date, and the balance of Forty Thousand Five

Hundred Fifty Dollars \$40,550.00),

being due and payable at the time of final

settlement, and I (we) do further covenant and

agree that I (we) will comply with the terms of

the sale as expressed in the advertisement

attached hereto.

WITNESS my (our) hand(s) and seal(s)

this 26<sup>th</sup> day of April, 1988.

Robert L. Saylor (SEAL)

Dorothy L. Saylor (SEAL)

PURCHASER(S)

WITNESS:

[Signature]

Auctioneer

FILED

MAY 18 1988